

Note:
The bearing basis of this survey is
the State Plane Coordinate System
Texas Central Zone
Western Data VRS Network
Datum: Geoid 12a, NAVD88, NAD83
Convergence: 1°17'01.06"

LEGEND

P.U.E. PUBLIC UTILITY EASEMENT
SETBACK FOR ON-SITE SEWAGE FACILITY
IRON PIN FOUND (STEEL PIN)
IRON PIN SET
CONCRETE MONUMENT FOUND
60 penny nail set
RECORD CALLS (BEARING / DISTANCE)
RECORD FILE LOCATION (VOLUME / PAGE)
DATA THIS SURVEY BEARING / DISTANCE
RECORD TRACT LINES
BOUNDARY LINES
All document references are in Williamson Co., Tx.
Official Public Records of Williamson Co., TX. OPRWCT

DESCRIPTION FOR CHACADO HILLS LOT 1

BEING 9.63 ac. of the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; part of the 49.67 acre property that was conveyed by Claudia Gilmer to Kinsel Land Co. LLC, as described in Doc. 2016056498, of the Official Public Records of Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in January of 2017 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone, Western Data VRS Network.

BEGINNING at an iron pin which was found in the South line of Andice Road (R.M. 2338), at the Northeast corner of the said 49.67 acres and at the Northwest corner of the property described in a deed to AGHA Management, LLC (20.32 ac. Doc. 2012098288). The Northeast corner of the J. Northcross Survey stands approximately N 66°47'51" E 2077.22 feet +/-, according to record information.

THENCE with the East boundary of the said 49.67 acres and the West boundary of the property described in a deed to AGHA Management, LLC, with a boundary that does not follow the existing fence, finding iron pins as follows; S 17°05'00" E 651.97 feet; S 43°15'49" E 164.66 feet; and S 30°12'34" E 331.57 feet to the Southeast corner of the said 49.67 acres. This corner exists in the North boundary of the 32.44 acre tract that was conveyed to Patsy Martin as described in Doc. 2013086850.

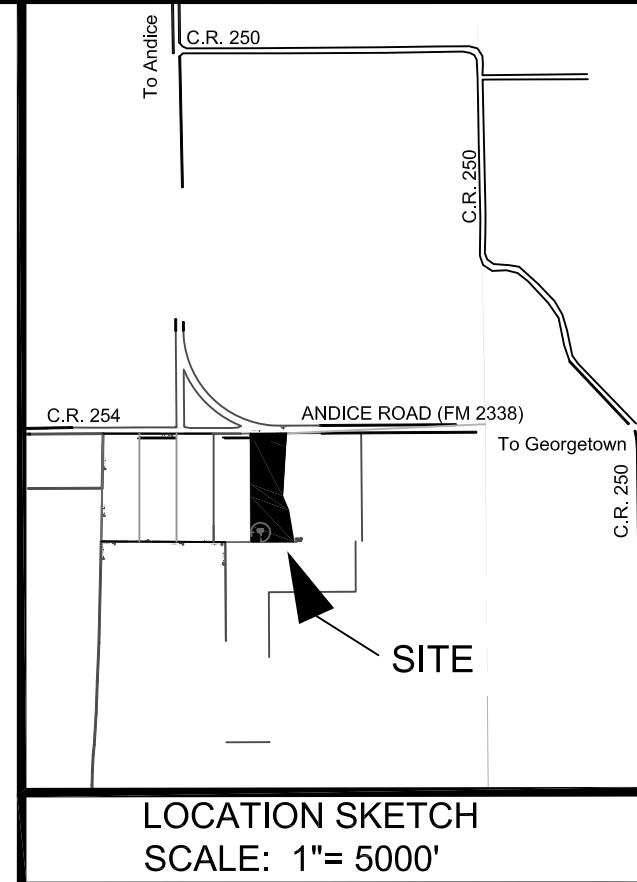
THENCE with the South boundary of the property of Kinsel Land Co. LLC, and the North boundary of Patsy Martin, finding remnants of an old fence, with a line that departs from the newer fence, S 69°07'13" W 444.96 feet to an iron pin which was set for the Southwest corner of this parcel and for the Southeast corner of a tract of 10.01 acres that was surveyed this date.

THENCE with the East boundary of the 10.01 acres, N 20°53'12" W 1129.76 feet to an iron pin which was set in the South line of County Road 254.

THENCE with the North boundary of the said 49.67 acres, and the South line of R.M. 2338 (Andice Road), N 69°06'48" E 311.04 feet to the remains of a concrete monument which was found; and N 68°57'03" E 60.76 feet with the North boundary of the said 49.67 acres, to the POINT OF BEGINNING.

FINAL PLAT NOTES :

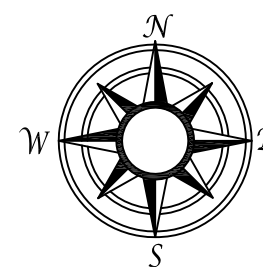
1. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURB, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
2. THIS LOT WILL BE SERVED BY A PRIVATE WATER WELL OR AN APPROVED PUBLIC WATER SUPPLY PROVIDER.
3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.



CHACADO HILLS
A SUBDIVISION OF 9.63 AC.
PART OF 49.67 AC. OF KINSEL LAND CO. LLC
DOC. 2016056498
SITUATED IN THE JAMES NORTH-CROSS SURVEY, A-478
IN WILLIAMSON COUNTY, TEXAS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF SIGNIFICANT IMPROVEMENTS. THIS PROPERTY ABUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.
SURVEY DATE JANUARY 16, 2017. LINE STAKES SET MAY 4, 2017. DRAWING REVISED JUNE 26, 2017.

William F. Forest, Jr. R.P.L.S. 1847



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TEPLS FIRM NO. 10002000

DATE: revised July 12 2017, notes added sheet 1
FILE # 2016053 FB.116 P.138
MAP#4-2016053
PROJECT NAME: Gilmer
DWG: CHACADO HILLS LOT 1.dwg
LO: Chacado Hills Lot 1
Sheet One of Two

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

THAT I, CHAD SULLIVAN, ACTING FOR KINSEL LAND CO. LLC, OWNER OF THE 9.63 ACRE PROPERTY AS SHOWN HEREON, WHICH WAS CONVEYED BY DEED AS DESCRIBED IN DOC. 2016056498, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT). THE UNDERSIGNED DOES HEREBY STATE THAT THERE IS NO LIENHOLDER OF THE PROPERTY AS DESCRIBED HEREON, DOES HEREBY ADOPT THIS PLAT, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON ON BEHALF OF THE OWNER. THE UNDERSIGNED REPRESENTATIVE OF THE OWNER DOES HEREBY APPROVE THE RECORDATION OF THIS PLAT ON BEHALF OF THE OWNER AND DEDICATES TO THE PUBLIC ANY STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS LOT SHALL BE HELD, SOLD & CONVEYED SUBJECT TO NOTES AND RESTRICTIONS AS SHOWN HEREON. THIS SUBDIVISION SHALL BE KNOWN AS "CHACADO HILLS".

WITNESS MY HAND THIS THE 12th DAY OF July, 2017 A.D.

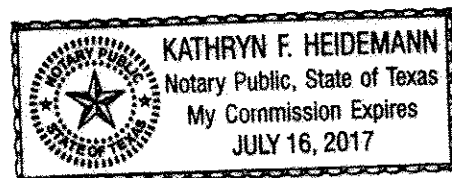
Chad Sullivan
CHAD SULLIVAN FOR KINSEL LAND CO. LLC, OWNER
215 W. University Avenue
Georgetown, Tx. 78628
512-930-5927 phone
512-868-0605 fax

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD SULLIVAN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of July, 2017, A.D.

Kathryn F. Heidemann
PRINTED NAME OF NOTARY AND STAMP

Kathryn F. Heidemann
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



General notes and requirements:

1. There are no new public roadways approved as a part of this subdivision.
2. In order to promote drainage away from a structure, the slab elevation should be built at least one foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 40 feet. *See Note 3 Sheet One.*
3. Existing easements and setbacks are shown hereon according to Doc. 2017010166 and Doc. 2017014995.
4. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR LOT 1 IN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
5. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY FOR COUNTY ROAD 254. BY PLACING ANYTHING IN THE RIGHT-OF-WAY AND/OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
6. NO ABSORPTIVE TYPE ON-SITE SEWAGE FACILITY IS PERMITTED WITHIN THE 100' RADIUS SETBACK FOR ANY ON-SITE SEWAGE FACILITIES AT THE APPROVED WELL-SITE AS SHOWN HEREON.

APPROVAL OF WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT:

1. Sewer service for this subdivision will be provided by On-Site Sewage Facilities. Water service is to be provided by a private water well or an approved potable water supply service.

2. Drainage plan: Surface contouring in areas adjacent to any on-site sewage facility will be designed to maintain favorable drainage patterns so that favorable drainage will continue throughout the property. Drainage improvements will be made if drainage problems become apparent. Rainwater runoff shall be diverted away from the drainfield areas hereon by berms or swales. Drainage patterns shall not be modified in a manner that will negatively impact or effect the proper functioning of the proposed sewage facilities to be designed and/or operated hereon. Any changes to be made to existing surface drainage patterns will require approval of the appropriate regulatory authority. Best management practices, including silt fencing and/or other options for erosion prevention shall be employed during development to protect down slope/downstream properties and retain topsoil.

Based upon the representations of the surveyor whose seal is affixed hereon, and after a review of the plat as presented by the said surveyor, I find that this survey plat complies with the requirements of the Edwards Aquifer Regulations for Williamson County and the Williamson County on-site sewage facility regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County and Cities Health District and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise contained in this plat and the documents associated with it.

Deborah L. Marlow, R.S.
DEBORAH L. MARLOW, RS 050029596
DIRECTOR, ENVIRONMENTAL HEALTH SERVICES, WCHD

07/07/2017
DATE

This subdivision, to be known as "CHACADO HILLS",
has been reviewed by the Williamson County Addressing
Department this date.

Cody Bridges
Williamson County Addressing
Date 7/7/17

OWNER'S RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. IT IS UNDERSTOOD THAT THE BUILDING OF ALL THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC OR PRIVATE THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. DRIVEWAYS WITHIN THIS SUBDIVISION ARE TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

RIGHT OF WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

THAT I, DAN GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS
DATE

STATE OF TEXAS *
COUNTY OF WILLIAMSON * KNOW ALL MEN BY THESE PRESENTS;

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with it's certificate of authentication was filed for record in my office on the ____ day of _____, 2017 A.D., at ____ o'clock, ____ M., and duly recorded this the ____ day of _____, 2017 A.D., at ____ o'clock ____ M, in the Plat Records of said County in Doc. # _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

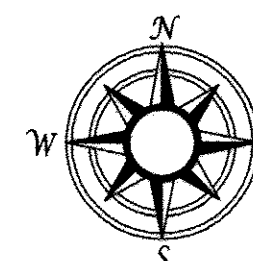
Nancy Rister, Clerk County Court of Williamson County, Texas

By: _____ DEPUTY

CHACADO HILLS
9.63 AC. PART OF 49.67 AC.
CLAUDIA GILMER TO KINSEL LAND CO. LLC
49.67 AC. DOC. 2016056498
IN THE JAMES NORTHCROSS SURVEY, A-478
IN WILLIAMSON COUNTY, TEXAS

This tract is not located within the Edwards Aquifer Recharge Zone.

William F. Forest Jr.
William F. Forest Jr., R.P.L.S. # 1847
June 26, 2017
date



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

DATE: June 26, 2017, recharge note added
FILE #
MAP#
PROJECT NAME: GILMER
dwg: Chacado Hills to: Chacado Hills Sheet 2
Sheet Two of Two